Full Board Meeting
Stockton Boulevard Partnership Conference Room

5657 Stockton Blvd
In Person Meeting
Thursday, March 13, 2025 – 9:00 a.m. - 10:30 a.m.

Meeting notifications are posted at the following locations:
Stockton Blvd. Partnership Website - www.stocktonblvdpartnership.com Stockton Blvd Partnership Office - 5657 Stockton Blvd. Sacramento 95824

Elgin Bradley (Chair)	Laura Niznik-Williams (UCDHS Rep)
Frank Louie (Executive Director)	James Murphy, CPA (Accountant)
Terri Galvan (Vice Chair)	Lisa Nava (County Supervisor Phil Serna)
Terrance Lee (Secretary)(Leeland Properties, LLC)	Keaton Riley (County Supervisor Patrick Kennedy)
Dan Weitzman (Developer) (Treasurer)	Chris Flores Sac RT
Thai Tran (Property Owner)	Alfredo Castillo (SMUD)
Ken Fahn (Developer) Susan Blum	Liza Zook
Ryan K. Brown (D5 - Caity Maple)	Ben Avey / Nanci Bui-Thompson (WellSpace Health)
Will Antinetti (D6 - Eric Guerra)	Tina Nguyen (Phở Xe Lua)
Manny Perez (Lotus Casino)	

Minutes

I. Welcome, Introductions and Announcements – Chair Elgin Bradley

II. Special Presentation: (Non-Action)

1. Introduction of the Boulevard's New Maintenance Company - Accurate, Inc.

- Justin Brooks from Accurate Cleaning gave an update on their cleaning services. They've removed 20 cubic yards of trash from Stockton Blvd.

- Tindea Nguyen made a comment about someone covering the traffic signs. Tony from Golden Protection indicated that he is aware and will keep watch in the instance that the problem persists.

- Justin Brooks from Accurate Cleaning said that he would add checking the traffic signs to the list of duties for the porter to check on his daily route.

2. Stockton Blvd. Tiny Homes Update

- Benjamin Worrall gave an update about the Stockton Blvd Safe Stay community. There are 127 residents and 44 open cabins with a maximum capacity of 175. The outreach team works in the morning and within a 1000 feet distance from the Safe Stay shelter. They have successfully placed two people from the surrounding Stockton blvd area through the Coordinated Access System into other shelters. They are coordinating with the sheriff's HOT team for Morrison Creek.

- Dan Weitzman inquired if there could be a possible tour of the Safe Stay Tiny Homes to better understand how it operates. Benjamin Worrall agreed to set up a tour. Safe Stay Shelter Tour date and time To Be Determined.

- Will Antinetti asked; What is the anticipated timeline for pulling people out of W-X? Benjamin Worall commented that the intake has been turned over to the Department of Community Response. Once their list is exhausted they then go to the eligible Coordinated Access System, after that then the zip codes adjacent to the projects are used to bring in the unhoused community.

- Dan Weitzman directed a question toward Lisa Nava and Keaton Riley asking how the city and county are meshing their services to assist the unhoused community.

- Lisa Nava stated that the City and County are working well together.

- Keaton Riley mentioned the partnership agreement and the coordinated work between departments from the City and County.

- Dan Wetizman asked, "Is this a prototype that can be used throughout the City as well?"

- Ryan Brown responded “Absolutely, and that ever since the Partnership Agreement, cooperation has been easier to navigate.”

- Tina Nguyen mentioned an encampment on Lawrence and Stockton. There were multiple comments that it has been removed.

- Benjamin Worrall stated that encampments can be cleaned up immediately unless a coordinated clean up is needed. He explained the differences between private and public property and the need for a 602 to properly clear an area.

- Nam with Golden Protection stated that they are 602 certified and have the Notice of Agencies to move the homeless encampments.

III. Business: (Action)

1. Minutes – Approval – January 9, 2025

Ryan Brown motioned to approve and Dan Weitzman 2nd, motion carried

2. Financials – Approval – January/February 2025

- James Murphy gave an update on the financials that include 2 months worth of statements. The Stockton Blvd Partnership received some BIA money and total expenses are down about $14,000 dollars of what they were last year.

Dan Weitzman motioned to approve and Ryan Brown 2nd, motion carried.

IV. New Business: (Action)

1. Discussion of maintenance or Palm Trees along Stockton Blvd.

- Elgin Bradley mentioned that the Channel 40 News received a petition to take to the city and make the street San Francisco a historically recognized street. Mr. Bradley stated that the palm trees should be trimmed and he reached out to Will Antinetti because the palm trees are in Councilmember Mayor Pro Tem Eric Guerra's district. Will Antinetti stated that he has spoken to the city arborist and is awaiting a response.

- Dan Weitzman confirmed with Will Antinetti and Ryan Brown that trimming the trees is a city issue.

- Elgin mentioned that on Broadway the trees are nicely trimmed and that on Stockton they aren't as good looking. Ryan Brown stated that the palm trees in Oak Park are in a L&L (landscape and lighting) district. The City has a schedule and can afford to clean up the trees roughly quarterly for Oak Park in the Broadway corridor. Oak Park Business Association through their funding from the L&L takes care of the landscaping in the Oak Park area.

- Ken Fahn mentioned highway 50 and the continued construction, as well as, its disruption to the businesses on Stockton Blvd. He would like to write a letter to the Assemblymembers for an estimated time of completion.

- Dan Weitzman mentioned the dangers of the highway and motioned that a letter be drafted from The Stockton Blvd Partnership to Senator Ashby, Assemblymember Stephanie Nguyen, Assemblymember Maggy Krell and Assemblymember Christopher Cabalden inquiring of a status report of the Highway 50 construction. He would like a response by our next board meeting if possible.

Dan Weitzman made a motion, Ryan Brown 2nd; motion carried by all.

2. Support for VFW Post 67 Mural Project - Donation

- Vincene Jones placed in the Board Meeting Packet a donation letter from the VFW and will be donating $250.00 from the Stockton Blvd CDC.

- Tina Nguyen stated that she will be donating $1,500 from Pho Xe Lua and Ryan Brown stated the Office of Caity Maple will be donating $2,500.

- Dan Weitzman stated that the SBP will make a $500 donation to the VFW mural.

Dan Weitzman made a motion, Will Antinetti 2nd; motion carried by all.

3. Discussion of Stockton Blvd. becoming an Assessment District (Lighting)

- Frank Louie mentioned the discussion and possibility of a Lighting district from Broadway to Fruitridge. He would like to find a way to fund and structure the project.

- Ryan Brown and Will Antinetti made comments about the lighting assessment and strategy that they are currently working on for the best result.

- Dan Weitzman would like to be included in further discussion. Frank Louie mentioned that he would update the board with any further details.

4. Discuss 2025 Board Retreat

  - Frank stated that he would like feedback for goals and projects the board should place their focus.

- Vincene Jones mentioned that at the retreat they should address Aggie Square opening, marketing Stockton Blvd and at least 3 priorities for the SBP to focus on. She would like to have the retreat from 9am-12pm somewhere on the Blvd after Easter.

- Ryan Brown stated that he would like to focus on a broader marketing strategy that encompasses: brand, marketing and outreach beyond social media outreach.

- Tina Nguyen would like to know if there are any updates on the San Juan - project homes. Frank Louie stated he would update her at a later date.

V. Reports: Executive Director and Staff Report: (Action/Non-Action)

1. Executive Director Updates (Frank Louie)

A. Executive Director Report - Shine Grant

- Frank Louie stated that the Shine Grant is still in process because of the neon in the signs and possibly changing them to LED or fluorescent bulbs. He gave more in depth information about the total cost of the project and the portion of the grant the Stockton Blvd CDC and SMUD will be providing.

- Vincene Jones gave background information that the contractor that was going to complete the project retired and Frank Louie has had to look for a new contractor. The grant would be to light up not only the Colonial Theatre, but also activate the space and make it walkable.

B. 6th Annual Business Breakfast Recap

- Frank gave an update about the keynote speaker Congresswoman Doris Matsui and that she will champion the Stockton Blvd and the progress being made.

- He also said that Mayor Kevin McCarty along with Assemblymember Stephanie Nguyen were able to secure 1.5 million dollars for the arch gateway sign for Stockton Blvd.

C. SBP Directory 2025

- Frank Louie mentioned that 10,000 directories have been printed and are able to be placed in strategic locations like the airport in Terminals A and B. He mentioned that Mike Testa has helped highlight the Stockton Blvd Partnership with the 1st Annual Pho competition.

- Frank Louie mentioned that Ken Fhan should add his picture into the Directory because he is a board member.

D. Consulate Office of Zambia, Africa on Stockton Blvd.

- Frank Louie mentioned that according to the Business Journal, 3200 Stockton Blvd has been purchased by the Country of Zambia. Frank Louie received an email from Carolyn Massignale from the D.A. office due to drug activity near and around this building.

- Ryan Brown commented that the buildings will be knocked down soon and that they are working closely with the planning department to turn that space into housing.

- Frank Louie mentioned the Public Safety Meeting with District Attorney Thien Ho, Captain James Harrington with the Police Department and LT. Sheriff Jeff Massagli with the Sheriff's Department.

- Captain James Harrington mentioned the FUSUS program that allows law enforcement to access the exterior cameras of businesses, as well as, residential homes.

2. Upcoming Community Event

A. Free Hair Cuts for Kids & Meet the Bunny Rabbit - Saturday, April 12, 2025

- Vincene Jones spoke about the free haircuts for kids ages 4-14 at Newman's Barbershop.

B. Earth Day - Saturday, April 26, 2025 8am - 1pm

- Vincene Jones spoke about the Earth Day event where we will be cleaning, planting, cutting and walking the Blvd with 105 volunteers this year. Volunteers with the Conservation Corp, City Year, and neighborhood associations. She also asked if the board members from Stockton Blvd CDC could attend as volunteers.

C. Big Day of Giving - Thursday, May 1, 2025

- Vincene Jones mentioned the Porch Party for Big Day of Giving. She has asked for $2,000 or more for this year.

- Vincene Jones has asked for a donation for the Lauren Hammond Memorial Scholarship Fund.

- Susan Blum let Ms. Jones know she would donate $200 dollars.

VI. Reports: (Action/Non-Action)

1. Community Against Sexual Harm

- They spoke about her job placement program that they have available and the partnership for placement with the Stockton Blvd Partnership. She spoke about the uptick in behavioral health issues and would like more resources.

2. HARM

- No report

3. Aggie Square Update - Laura Niznik Williams

- The tower is completed and there are other concrete pours that will be completed in 2030. She mentioned some updates like tearing down an old building and opening and completing a new building in August or September. There is an addition of 75 new beds and there will be additional parking added.

- The grand opening will be on May 2nd. The housing is for students and staff, as well as, university affiliates. However, if there are units still available after going through those filters then the housing will be made available for the general public. There is no information for leasing as of yet for the commercial spaces.

- Dan Weitzman made a comment about Claire with Wexford and Laura Niznik Williams. clarified.

- Liza Zook commented and asked if the current federal funding cuts have caused any issues with UC Davis and the opening of Aggie square.

- Laura Niznik Williams stated that the federal funding will not affect the opening of Aggie Square.

VII. Elected Officials Reports: (Non-action)

1. City Council District 5 – Caity Maple (5 Min)

- No Updates

2. City Council District 6 – Eric Guerra (5 Min)

- Will Antinetti made a comment about the process for the search for a City Manager. Vincene Jones, Dan Weitzman and Ryan Brown made comments about the hiring process and community engagement in the hiring process.

- Dan Weitzman requested that the Stockton Blvd Partnership send an invitation to the Interim City Manager to come to Stockton Boulevard. Vincene Jones will reach out to the City Manager's office on behalf of the Stockton Blvd Partnership.

3. Sacramento County Supervisor D1 – Phil Serna (5 min)

- Lisa Nava will be leaving Phil Serna's office and heading to the Mayor's Office.

4. Sacramento County Supervisor D2 – Patrick Kennedy (5 min)

- Keaton Riley spoke about the update to the online building permit system.

5. Assemblymember Stephanie Nguyen (5 min)

- No updates

VIII. Committee Reports: No reports.

IX. Adjournment - 10:30 AM (*approximate*)

Ryan Brown made a motion to adjourn, Tina Nguyen 2nd the motion carried - Meeting adjourned.

Marketing Committee Immediately following adjournment

Next Meeting: Full Board Meeting – Thursday, May 8, 2025, 9:00 a.m.

Brown Act:
Government Code 54950 (The Brown Act) requires that a brief description of each item to be transacted or discussed be posted at least 72 hours prior to a regular meeting. Action may be taken on items not posted on the agenda. Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify Vincene Jones at 916.454.2469 at least 48 hours prior to the meeting.

Notice to Public:
You are welcomed and encouraged to participate in this meeting. Public Comment is taken (3 minutes max per person) on items listed on the agenda when they are called. Public comment on items not listed on the agenda will be heard at the meeting as noted on the agenda, Comments on controversial items may be limited and encouraged to select one or two speakers to represent the opinion of the group. The order of agenda items are listed for reference and may be taken in any order deemed appropriate by the Board of Directors. The Agenda provides a general description and staff recommendations; however, the Board of Directors may take action other than what is recommended.